

**STUDENT
HOUSING** **INTERNATIONAL
COMPETITION
FOR ARCHITECTS**
**UP TO
35**

**COMPETITION
NOTICE**

INTRODUCTION

OLIAROS, a young property development company, is calling architects up to 35 years old to submit proposals for the construction of a student housing unit in Kerameikos and Metaxourgeio (KM), an area in the historic centre of Athens, Greece. The aim of the competition is to encourage creativity among the next generation of designers while supporting architectural research and the implementation of contemporary architecture projects in Greece. The competition seeks to elicit designs which explore new ideas on urbanism and rethink existing housing models for communities.

Special emphasis is placed on exploring structures that consist of separate student housing units with the capacity to acquire a viral character within the urban tissue and sprawl into nearby empty lots. The competition challenges participants to rethink two traditional key studies for separate housing units: i) the *domus commune*, a structure consisting of smaller units with shared facilities and ii) the *shelter*, which elaborates on the idea of a structure as an amalgamation of self-sufficient units.

KERAMEIKOS AND METAXOURGEIO

The historical Kerameikos and Metaxourgeio district (KM) is probably the least populated part of downtown Athens and one of the most diverse in terms of population and land use. KM being part of the "Athens historical triangle" is found to the northwestern side of the Acropolis and is well-positioned for the subway, the national rail network, national highways and the city's main thoroughfares.

KM offers a grid of pedestrian streets and a mélange of architectural styles ranging from neoclassical detached and semi-detached houses to multi-storey apartment buildings constructed in the 1960s and the 1970s. However, some 30% of the properties are either vacant or seriously dilapidated, allowing for creative architectural interventions which, in the light of the new building code that demands increased green coverage and lower buildings, have the potential to set higher standards of urban living.

The present population density of KM is less than half the average density of Athens and the number of local residents continues to fall. Parts of KM are now home to legal and illegal immigrants, Chinese wholesalers and street or brothel sex workers, while drug addicts and the homeless find shelter in potentially dangerous vacant buildings. Other parts of KM are inhabited by a diverse mix of ethnic communities. Diverse land use is key to the area, while a series of works-in-progress including the Greek Film Archive Foundation, the Municipal Gallery, a new public kindergarten, a new archaeological park, and projects such as www.remapkm.org, serve to underscore its changing character and promise for the future.

OLIAROS sees the radiant complexity of the area as having the potential to inspire a creative younger generation of residents and architects to turn KM into a contemporary city center neighborhood which enhances the quality of its residents' life, encourages social interaction and bolsters its residential character.

BUILDING PROGRAMME

Participating architects should elaborate on the building programme by taking the following into account:

- The proposed site is a 200 m² plot at 34 Marathonos Street.
- The housing unit should be capable of hosting 18 students in 440 m² of primary use and comply with the area building code (see "ARCHITECTURAL AND PLANNING REQUIREMENTS" in the DOCUMENTS section of the competition website, www.upto35.com).
- The construction budget is €1200 per primary buildable m² and €850 per secondary m².
- A general plan with a viral-type development scenario is required. The specifications of the empty plots adjacent to the proposed site are provided (see "ARCHITECTURAL AND PLANNING REQUIREMENTS" in the DOCUMENTS section of the competition website, www.upto35.com).

ELIGIBILITY

The competition is open to architects under the age of 35. Entries are accepted from individuals, groups of no more than 5 people, and architecture offices whose principals are all under the age of 35. Any given architect or group may participate with a single entry only. Participants must confirm their membership of the Technical Chamber of Greece (TEE) or a comparable registry in another country at the time of submission. The competition organizers, members of the analytical, design and support teams, and members of the jury and their respective offices are barred from entry.

TIMELINE

29 June 2009

Launch of the UpTo35 competition

15 July 2009

Deadline for submitting Questions

25 July 2009

Deadline for answering Questions

7 September 2009

Deadline for Submission of Schematic Design

09-10 September 2009

Initial jury assessment: selection of five finalists

11-13 September 2009

Interviews with the five finalists selected by the Jury

1 October 2009

Announcement of the awards

1-4 October 2009

On site exhibition of all submissions. Public voting on the five finalists' entries.

11 January 2010

Deadline for submission of Design Development by the five finalists

January 2010 (date to be announced on the competition website)

Final jury assessment

February 2010 (date to be announced on the competition website)

Announcement and exhibition of the winner and commended runner-up

QUESTIONS AND ANSWERS

All questions regarding the competition should be submitted using the electronic form available in the "Q&A" section on the competition website (www.upto35.com) before **15 July 2009**. Answers to these questions will be provided online in the "Q&A" section of the competition website by **25th July 2009** at the latest. From that point on, all answers and related information are to be considered as an appendix to the competition program and to be equally binding. Entrants are not allowed to confer with the organizers outside this procedure.

SUBMISSION

All entrants need to generate a unique "Entry ID". This can be done via the "SUBMISSION" section of the competition website (www.upto35.com), and safeguards the anonymity of the competition. Entrants must complete the submission form (which is available in.pdf format from the "SUBMISSION" section of the competition website) and deliver it along with proof of their age and their practice certificate. The "Entry ID" will be used to identify the winning entries following the jury's assessment.

All entries must be anonymous and identifiable only by reference to the "Entry ID". The "Entry ID" must be included on all submitted items. At no point is a submitted design permitted to show the entrant's handwriting or any other sign or logo that could indicate the origin of the design. The submission period closes at **12 noon (Athens time: GMT +2) on 7 September 2009**. No submission can be accepted after that time.

Materials to be submitted for the competition's first stage (Schematic Design):

1. Two presentation sheets in ISO A1 portrait format (594 x 675 mm) containing principal plans, sections and elevations on a 1:100 scale, a general plan on a 1:200 scale, 3D model representations of the viral typology, sketches etc. The "Entry ID" should be included in the bottom right-hand corner of each sheet, font height approx. 2 cm
2. A CD (labeled with the "Entry ID") containing the following:
 - A copy of the presentation sheets in pdf format. The pdf file must be named according to the following convention: "Entry ID_sheet number".
 - A text document including a project description and vision rationale. The text file must be named according to the following convention: "Entry ID_project title".
 - A minimum of 2 or a maximum of 3 printable pithy high resolution digital images of the entry in JPEG (minimum compression) or TIFF format (300 dpi, CMYK, printed size approx. 120 mm x 120 mm). The images should contain no text. The image files must also be named according to the convention "Entry ID_image number".
 -
3. A sealed envelope (labeled with the "Entry ID") including the submission form, proof of the participant's age and professional credentials (the latter two documents should be included for every member in the case of a group entry).

NB:

- Please use suitable packaging to prevent the posters being damaged in transit.
- Do not fold your presentation posters.
- Your complete shipment packaging must also be labeled with the registration code, preferably in the reference field.

Entries which do not conform to these requirements will be rejected. The deadline applies to the date of receipt, not to the postmark date. Please do not submit the package in person. All materials must be sent to the address below at the entrants' own expense.

OLIAROS SA
UPTO35 competition
Myllerou 22
10436 Athens
Greece

Reference field (Entry ID)

SELECTION CRITERIA

The criteria used to select the winning submissions will focus on:

- The originality of the design
- Its contribution to improving living conditions
- The professional responsibility demonstrated by the participants
- Its response to the objectives laid out in the competition notice
- Its response to the constraints of the site and its context
- Its sustainable and environmental awareness
- Its feasibility
- The clarity of the presentation materials

Each criterion should be addressed. The jury may choose to weight the selection criteria and/or focus on particular issues listed within the competition notice.

JURY

Bjarke Ingels

Principal of BIG

Andreas Kourkoulas

Assistant Professor, School of Architecture, National Technical University of Athens,
Kokkinou-Kourkoulas Architectural Office

Marcel Meili

ETH Studio Basel, Contemporary City Institute
Principal of Marcel Meili, Markus Peter Architekten, Zürich

Iasson Tsakonas

Managing Director, OLIAROS Property Development

Yoshiharu Tsukamoto

Associate Professor, Dr. Eng. Tokyo Institute of Technology, Japan

Yorgos Tzirtzilakis

Assistant Professor, University of Thessaly, Department of Architecture

Elia Zenghelis

Architect and Educator

SELECTION PROCESS AND AWARDS

The selection process will be as follows:

- The jury will select the 5 most outstanding projects of the Schematic Design stage. Each of these five projects will be invited to participate in the second stage of the competition and shall immediately receive an honorarium of €3000. The architects behind each of the selected projects will then be interviewed by the jury via Skype, and will be invited to participate in the final round, submitting Design Development incorporating the jury's feedback by January 2010.
- The final 5 projects will be exhibited anonymously on site on October 1-4 2009 along with all the other entries. During the exhibition, the public will be invited to vote for one of the five finalists via text messaging. The SMS votes will be collected and the results delivered in a sealed envelope to a public notary on the date of the final vote. The project with the most SMS votes shall be deemed to have obtained the public vote.
- The jury will reconvene to select the winning entry. Each jury member will have one vote; the public vote will count as one additional vote.

- The final winner will be awarded €10,000 and commissioned to undertake the project (finalizing the design development stage, delivering Construction Documents and undertaking the architectural supervision to the completion of the project) for a fixed fee of €30,000.
- The project receiving the second highest number of votes will receive a commendation. Should the winning architect/group be unable for any reason to accept the commission, the commended project will receive the commission in their stead.

EXHIBITION

A public exhibition will be staged on site at 34, Marathonos Street on October 1-4 2009 with all competition entries displayed, including the 5 short-listed entries. The exhibition will take the form of street posters whose purpose it is to allow the public to visualize and assess the submissions in situ.

LANGUAGE OF THE COMPETITION

The official language of the competition is English.

DOCUMENTS

Please check in the "DOCUMENTS" section of the competition website, www.upto35.com, for additional information listed below.

- ARCHITECTURAL AND PLANNING REQUIREMENTS (PDF)
- SITE PLAN (ZIP)
- 3D VIEWS (ZIP)
- AERIAL PHOTOS (ZIP)
- HISTORICAL AND URBAN-PLANNING DEVELOPMENT OF KERAMEIKOS (PDF)

COPYRIGHT AND RETURN OF PROJECTS

- Projects submitted by their authors for the purposes of the competition will be retained by OLIAROS as its property.
- By submitting a project, authors agree to allow their competition project to be freely published and exhibited in any manner and in any form. For all other purposes, the copyright remains with the authors.
- The authors of the projects may publish their projects after the competition results have been announced. Any projects published prior to the publication of the results will be disqualified.
- Only the project awarded first prize (or, should the winner be unable to undertake the project, the commended project) will be used by OLIAROS.
- The party whose project is actually realized will also have the right to obtain the commission for all derivative projects within the KM area on the same commission terms and at a fixed fee of 5% of the budgeted construction cost.
- The architect(s) of the winning design (and the commended project, if actually commissioned by OLIAROS) cannot use their design elsewhere without the express prior agreement of OLIAROS.
- Projects will not be returned to participants.

PROFESSIONAL CONSULTANT / COMPETITION PRINCIPLES

OLIAROS has appointed locally-based consultant architects and a lawyer to advise on the preparation of the material and conditions of this competition, to supervise the conducting of the competition, and to be responsible for the Q&A section. Although this international competition is not held under International Union of Architects (UIA) auspices, the consultant architect has taken the UIA's Standard Regulations for International Competitions in Architecture and Town Planning into consideration, along with the Revised Recommendation on the same subject issued by UNESCO on 27 November 1978 and adopted certain of these principles and practices as they saw fit. Notwithstanding the above, this competition is not governed by such standard regulations, and there is no express or implied admission that either the UIA or UNESCO have any authority over, or responsibility for, any aspect of this competition.

ACCEPTANCE OF THE CONDITIONS OF PARTICIPATION

Submission of a project constitutes, and is deemed to be, unconditional acceptance (for which no further evidence or proof shall be required) of all the terms and conditions of the present competition notice and relevant technical specification. The applicants also accept the judgment expressed by the jury in advance, and thus waive any reservation or right of opposition. Without limiting the generality of the foregoing, the applicants accept without reservation the provisions of the terms relating to intellectual property rights—and, specifically, to the rights obtained by OLIAROS to the projects submitted—as well as the provisions relating to derivative works and the non-return of project materials.

CONTACT

Olga Ziaka
(Administrator, UPTO35 competition)
OLIAROS S.A.
22 Myllerou Str.
10436 Athens
Greece

T: +30 2105230417
F: +30 2105231417
E: admin@upto35.com

Please note that the administrator will not respond to any inquiries other than those of strictly administrative nature and following the principles set by this document.